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		Document	rage 1 01 13	
Fill	in this information to ident	ify your case:		
Un	ited States Bankruptcy Court	for the:		
DIS	STRICT OF NEW JERSEY			
Ca	se number (if known)	C	Chapter 11	
				Check if this an amended filing
V(ore space is needed, attach	on for Non-Individual a separate sheet to this form. On the top of the document, Instructions for Bankruptcy	of any additional pages, write the	debtor's name and case number (if known).
1.	Debtor's name	Hajjar Business Holdings, LLC		
2.	All other names debtor used in the last 8 years			
	Include any assumed names, trade names and doing business as names			
3.	Debtor's federal Employer Identification Number (EIN)	22-3659371		
4.	Debtor's address	Principal place of business	Mailing addres	ss, if different from principal place of
		15-01 Broadway		
		Fair Lawn, NJ 07410 Number, Street, City, State & ZIP Code	P.O. Box, Num	ber, Street, City, State & ZIP Code
		Bergen County	Location of pr place of busin	incipal assets, if different from principal ess
			Number, Street	t, City, State & ZIP Code
5.	Debtor's website (URL)			
6.	Type of debtor	✓ Corporation (including Limited Liability €	Company (LLC) and Limited Liability	y Partnership (LLP))

Partnership (excluding LLP)

Other. Specify:

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Page 2 of 15 Document Debtor Case number (if known) Hajjar Business Holdings, LLC Describe debtor's business A. Check one: Health Care Business (as defined in 11 U.S.C. § 101(27A)) Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B)) Railroad (as defined in 11 U.S.C. § 101(44)) Stockbroker (as defined in 11 U.S.C. § 101(53A)) Commodity Broker (as defined in 11 U.S.C. § 101(6)) Clearing Bank (as defined in 11 U.S.C. § 781(3)) ✓ None of the above B. Check all that apply Tax-exempt entity (as described in 26 U.S.C. §501) Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3) Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11)) C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See http://www.uscourts.gov/four-digit-national-association-naics-codes. Under which chapter of the Check one: Bankruptcy Code is the Chapter 7 debtor filing? Chapter 9 Chapter 11. Check all that apply: Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625 (amount subject to adjustment on 4/01/22 and every 3 years after that). The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B). A plan is being filed with this petition. Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b). The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form. The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2. Chapter 12 Were prior bankruptcy ✓ No. cases filed by or against Yes. the debtor within the last 8 years? If more than 2 cases, attach a District When Case number separate list.

10. Are any bankruptcy cases

business partner or an affiliate of the debtor? List all cases. If more than 1,

attach a separate list

pending or being filed by a

See Attachment

When

When

Case number

Relationship

Case number, if known

District

Debtor

District

☐ No

✓ Yes.

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Case number (if known)

11. Why is the case filed in Check all that apply: this district? Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district. A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district. 12. Does the debtor own or √ No have possession of any Answer below for each property that needs immediate attention. Attach additional sheets if needed. Yes. real property or personal property that needs immediate attention? Why does the property need immediate attention? (Check all that apply.) It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety. What is the hazard? It needs to be physically secured or protected from the weather. It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options). Other Where is the property? Number, Street, City, State & ZIP Code Is the property insured? ☐ No Insurance agency Yes. Contact name Phone Statistical and administrative information Debtor's estimation of Check one: available funds ✓ Funds will be available for distribution to unsecured creditors. After any administrative expenses are paid, no funds will be available to unsecured creditors. 14. Estimated number of 1-49 1,000-5,000 25.001-50.000 creditors 50-99 5001-10,000 50,001-100,000 100-199 10,001-25,000 More than 100,000 200-999 15. Estimated Assets \$0 - \$50,000 \$1,000,001 - \$10 million \$500,000,001 - \$1 billion \$50,001 - \$100,000 \$10,000,001 - \$50 million \$1,000,000,001 - \$10 billion \$100,001 - \$500,000 \$50,000,001 - \$100 million \$10,000,000,001 - \$50 billion \$500,001 - \$1 million \$100,000,001 - \$500 million More than \$50 billion 16. Estimated liabilities \$0 - \$50,000 \$1,000,001 - \$10 million \$500,000,001 - \$1 billion \$50,001 - \$100,000 \$10,000,001 - \$50 million \$1,000,000,001 - \$10 billion \$100,001 - \$500,000 \$50,000,001 - \$100 million \$10,000,000,001 - \$50 billion \$100,000,001 - \$500 million \$500,001 - \$1 million More than \$50 billion

Debtor

Hajjar Business Holdings, LLC

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Debtor Hajjar Business Holdings, LLC

Case number (if known)

asodono@msbnj.com

Request for Relief, Declaration, and Signatures					
	a serious crime. Making a false statement in connection work to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3				
17. Declaration and signature of authorized representative of debtor	The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition. I have been authorized to file this petition on behalf of the debtor. I have examined the information in this petition and have a reasonable belief that the information is true and correct.				
v	Executed on February 13, 2020 MM / DD / YYYY				
X	/s/ John Hajjar Signature of authorized representative of debtor Title Sole Member	John Hajjar Printed name			
18. Signature of attorney X	/s/ Anthony Sodono, III Signature of attorney for debtor Anthony Sodono, III Printed name McManimon, Scotland & Baumann, LLC	Date February 13, 2020 MM / DD / YYYY			
	Firm name				

Email address

Bar number and State

NJ

75 Livingston Avenue Second Floor Roseland, NJ 07068

Number, Street, City, State & ZIP Code

Contact phone 973-622-1800

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Debtor Hajjar Business Holdings, LLC

Case number (if known)

Fill in this information to identify your case:			
United States Bankruptcy Court for the:			
DISTRICT OF NEW JERSEY	_		
Case number (if known)	Chapter	_11	-

FORM 201. VOLUNTARY PETITION

Pending Bankruptcy Cases Attachment

Debtor	Hajjar Medical Office Build	ling of Carlstadt, LLC	Relationship to you	Affiliate
District	New Jersey	When	Case number, if known	20-
Debtor	Hajjar Medical Office Build	ling of Fairlawn, LLC	Relationship to you	Affilaite
District	New Jersey	When	Case number, if known	20-
Debtor				
District				
Debtor	Hajjar Medical Office Build	ling of Glen Rock, LLC	Relationship to you	Affiliate
District	New Jersey	When	Case number, if known	20-
Debtor	Hajjar Medical Office Build	ling of Hackensack, LLC	Relationship to you	Affiliate
District	New Jersey	When	Case number, if known	20-
Debtor	Hajjar Medical Office Build	ling of Jersey City, LLC	Relationship to you	Affiliate
District	New Jersey	When	Case number, if known	20-
Debtor	Hajjar Medical Office Build	ling of Miramar, LLC	Relationship to you	Affiliate
District	New Jersey	When	Case number, if known	20-
Debtor	Hajjar Medical Office Build	ling of Mount Kisco, LLC	Relationship to you	Affiliate
District	New Jersey	When	Case number, if known	20-
Debtor	Hajjar Medical Office Build	ling of New Brunswick, LLC	Relationship to you	Affiliate
District	New Jersey	When	Case number, if known	20-
Debtor	Hajjar Medical Office Build	ling of Roseland, LLC	Relationship to you	Affiliate
District	New Jersey	When	Case number, if known	20-
Debtor	Hajjar Medical Office Build	ling of Wayne, LLC	Relationship to you	Affiliate
District	New Jersey	When	Case number, if known	20-
Debtor	Hajjar Medical Office Build	ling, LLC	Relationship to you	Affiliate
District	New Jersey	When	Case number, if known	20-
Debtor	Hajjar Warehouse of Hack	ensack, LLC	Relationship to you	Affiliate
District	New Jersey	When	Case number, if known	20-

CERTIFICATE OF COMPANY RESOLUTIONS

The undersigned, being the Sole or Managing Member (the "Member") of the following limited liability companies: Hajjar Business Holdings, LLC; Hajjar Medical Office Building, LLC; Hajjar Medical Office Building of Carlstadt, LLC; Hajjar Medical Office Building of Hackensack, LLC; Hajjar Medical Office Building of Fairlawn, LLC; Hajjar Medical Office Building of Glen Rock, LLC; Hajjar Medical Office Building of Wayne, LLC; Hajjar Medical Office Building of Roseland, LLC; Hajjar Medical Office Building of New Brunswick, LLC; Hajjar Medical Office Building of Mount Kisco, LLC; and Hajjar Medical Office Building of Miramar, LLC (each, a "Company" and collectively, the "Companies"), does hereby certify that upon requisite consent in lieu of a meeting dated February 13, 2020, and a quorum being present, the following resolutions were adopted and are still in full force and effect:

WHEREAS, each Company has reviewed and considered the financial and operational condition of its respective business on the date hereof, including its historical performance, its assets, its current and long-term liabilities, and the market for each Company's products and services; and

WHEREAS, each Company has received, reviewed and considered its respective legal, financial and other advisors as to the relative risks and benefits of pursing a bankruptcy proceeding for each respective Company under the provision of Chapter 11 of Title 11 of the United States Code (the "**Bankruptcy Code**").

NOW, THEREFORE, IT IS:

RESOLVED, that the Companies have determined that it is desirable and in the best interests of the Companies and their respective creditors, and other interested parties that a petition be filed by each Company, seeking relief under the provisions of chapter 11 of the Bankruptcy Code (the "Chapter 11 Cases");

RESOLVED FURTHER, that the Member and any other person designated and authorized to act by any of the foregoing officers (each, an "**Authorized Officer**") be and hereby authorized and directed to execute and file on behalf of the Companies all petitions, schedules, lists, and other papers or documents with the appropriate court under the Bankruptcy Code and to take any and all action that they deem necessary, proper, or advisable to obtain such relief under the Bankruptcy Code, including, without limitation, any action necessary to maintain the ordinary course operation of the each Company's business;

RESOLVED FURTHER, that the Authorized Officer be, and hereby is, authorized and directed to retain and employ, in the name and on behalf of each Company, the law firm of McManimon, Scotland & Baumann, LLC ("MSB") as legal counsel to the Companies, to represent and assist the Companies in carrying out their duties under the Bankruptcy Code and to take any and all actions to advance each Company's rights, including, but not limited to, filing any pleadings; and in connection therewith, the Authorized Officer, with power of delegation, are hereby authorized and directed to execute appropriate retention agreements, pay appropriate retainers, and to cause to be filed an appropriate application for authority to retain the services of MSB;

RESOLVED FURTHER, that the Authorized Officer be, and hereby is, authorized and empowered to execute and file all petitions, schedules, motions, lists, applications, pleadings, and other papers and, in connection therewith, to employ and retain all assistance by legal counsel, accountants, financial advisors, and other professionals and to take and perform any and all further acts and deeds that such Authorized Officer deems necessary, proper, or desirable in connection with the Chapter 11 Cases, with a view to the successful prosecution of the Companies;

RESOLVED FURTHER, that the Authorized Officer be, and hereby is, authorized and empowered to: (i) negotiate, enter into, execute, deliver, certify, file, and/or record, and perform such agreements, instruments, assignments, motions, affidavits, applications for approvals or rulings of governmental or

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regulatory authorities, certificates, or other documents, and to take such other actions, as in the judgment of any such officer shall be or become necessary, proper, and desirable to effectuate a successful reorganization of the Companies; and (ii) negotiate, execute, deliver and/or file, in the name and on behalf of the Companies, any and all agreements, documents, certificates, consents, filings and applications relating to the resolutions adopted and matters ratified or approved herein and the transactions contemplated thereby, and amendments and supplements to any of the foregoing, and to take such other actions as may be required or as such officers deem appropriate or advisable in connection therewith;

RESOLVED FURTHER, that the Authorized Officer be, and hereby is, authorized and empowered on behalf of and in the name of each Company, to execute such consents of the Companies, as the Authorized Officer considers necessary, proper or desirable to effectuate these resolutions, such determination to be evidenced by such execution or taking of such action; and

RESOLVED FURTHER, that any and all past actions heretofore taken by any Authorized Officer, the shareholders in the name and on behalf of the Companies in furtherance of any or all of the preceding resolutions be, and the same hereby are, ratified, confirmed, and approved."

IN WITNESS WHEREOF, I have hereunto set my hand effective as of this 13th day of February 2020.

/s/ John Hajjar

John Hajjar, Sole Member of Hajjar Business Holdings, LLC; Hajjar Medical Office Building, LLC; Hajjar Medical Office Building of Carlstadt, LLC; Hajjar Medical Office Building of Hackensack, LLC; Hajjar Warehouse of Hackensack, LLC; Hajjar Medical Office Building of Roseland, LLC; Hajjar Medical Office Building of New Brunswick, LLC; Hajjar Medical Office Building of Mount Kisco, LLC, and Hajjar Medical Office Building of Miramar, LLC

/s/ John Hajjar

John Hajjar, Managing Member of Hajjar Medical Office Building of Jersey City, LLC; Hajjar Medical Office Building of Fairlawn, LLC; Hajjar Medical Office Building of Glen Rock, LLC; and Hajjar Medical Office Building of Wayne, LLC Case 20-12465-JKS Doc 1 Filed 02/13/20 Entered 02/13/20 19:47:38 Desc Main Document Page 8 of 15

Fill in this information to identify the case:					
Debtor name Hajjar Business Holdings, LLC					
United States Bankruptcy Court for the: DISTRICT OF NEW JERSEY	☐ Check if this is an				
Case number (if known):	amended filing				

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and	Name, telephone number	Nature of claim	Indicate if claim	Amount of claim			
complete mailing address, including zip code	and email address of creditor contact	(for example, trade debts, bank loans, professional services,	is contingent, unliquidated, or disputed	If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.			
		and government contracts)		Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim	
Wilmington Trust, National			Contingent Unliquidated	\$81,000,000.00	\$0.00	TBD	
Association							
c/o David R.							
Augustin Esq.,							
Duane Morris							
One Riverfront Plaza							
1037 Raymond							
Blvd., Ste. 1800							
Newark, NJ							
07102-5429							
MSC - Regent HMOB						\$10,000,000.00	
HoldCo, Inc.							
ATTN: David W.							
Dewey							
121 SW Morrison,							
Ste. 200							
Portland, OR 97204							
CohnReznick LLP						\$5,115.38	
1301 Avenue of the							
Americas							
New York, NY 10019							
Corporation						\$3,868.00	
Services Company							
PO Box 13397							
Philadelphia, PA							
19101-3397							
Constellation New						\$2,759.12	
Energy, Inc.							
1310 Point Street,							
12th Fl.							
Baltimore, MD 21231						A4 00 - 5 :	
CNA						\$1,935.01	
PO Box 842060							
Boston, MA							
02284-2060							

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Debtor Hajjar Business Holdings, LLC
Name

Case number (if known)

Name of the Property	N	Not an excellent	1. 1				
Name of creditor and	Name, telephone number and email address of	Nature of claim	Indicate if claim				
complete mailing address, including zip code	creditor contact	(for example, trade debts, bank loans,	is contingent, unliquidated, or	If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for			
merdanig zip code	Creditor Contact	professional services.	disputed	value of collateral or setoff to calculate unsecured claim.			
		protection convices,		Total claim, if	Deduction for value	Unsecured claim	
				partially secured	of collateral or setoff		
Cole Schotz P.C.						\$1,222.04	
1325 Avenue of the							
Americas, 19h Fl.							
New York, NY 10019							
MD Vision CSD, LLC						\$1,068.87	
85 Harristown Road							
Glen Rock, NJ 07452							
Miele Sanitation Co.						\$1,050.00	
60 Railroad Avenue							
Closter, NJ 07624							
Interstate Waste						\$841.40	
Services							
PO Box 554744							
Detroit, MI							
48255-4744							
Jonathan Mehl, P.C.		Services				\$735.00	
17 Sylvan Street,							
Ste. 105							
Rutherford, NJ							
07070							
AllBrite Cleaning						\$613.09	
Services LLC							
PO Box 751							
Red Bank, NJ 07701							
Fair Lawn, Borough						\$270.00	
of							
ATTN: Fire							
PO Box 376							
Fair Lawn, NJ 07410							

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United States Bankruptcy CourtDistrict of New Jersey

In re Hajjar Business Holdings, LLC		Case No.	
	Debtor(s)	Chapter	11
LIST OF EQ	QUITY SECURITY H		or filing in this Chapter 11 Case
Name and last known address or place of business of holder	ity Class Number of S	Securities K	Kind of Interest
John Hajjar 90 Hoover Drive Cresskill, NJ 07626		s	Gole Member
I, the Sole Member of the corporation name read the foregoing List of Equity Security Holders	d as the debtor in this c	ase, declare under p	penalty of perjury that I have
Date February 13, 2020	Signature /s/ John Ha		

Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. \$\$ 152 and 3571.

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United States Bankruptcy CourtDistrict of New Jersey

In re	Hajjar Business Holdings, LLC	Debtor(s)	Case No. Chapter	11
	VERIFICAT	TION OF CREDITOR MA	TRIX	
	ole Member of the corporation named as the d	ebtor in this case, hereby verify that the	ne attached l	ist of creditors is true and
correct t	to the best of my knowledge.			
Date:	February 13, 2020	/s/ John Hajjar		
		John Hajjar/Sole Member Signer/Title		

AllBrite Cleaning Services LLC PO Box 751 Red Bank, NJ 07701

CNA PO Box 842060 Boston, MA 02284-2060

CohnReznick LLP 1301 Avenue of the Americas New York, NY 10019

Cole Schotz P.C. 1325 Avenue of the Americas, 19h Fl. New York, NY 10019

Constellation New Energy, Inc. 1310 Point Street, 12th Fl. Baltimore, MD 21231

Corporation Services Company PO Box 13397 Philadelphia, PA 19101-3397

Fair Lawn, Borough of ATTN: Fire PO Box 376 Fair Lawn, NJ 07410

Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346

Interstate Waste Services PO Box 554744 Detroit, MI 48255-4744

John Hajjar 90 Hoover Drive Cresskill, NJ 07626

Jonathan Mehl, P.C. 17 Sylvan Street, Ste. 105 Rutherford, NJ 07070 MD Vision CSD, LLC 85 Harristown Road Glen Rock, NJ 07452

Miele Sanitation Co. 60 Railroad Avenue Closter, NJ 07624

MSC - Regent HMOB HoldCo, Inc. ATTN: David W. Dewey 121 SW Morrison, Ste. 200 Portland, OR 97204

New Jersey Attorney General Office Division of Law Richard J. Hughes Justice Complex 25 Market St, PO Box 112 Trenton, NJ 08625-0112

New Jersey Division of Taxation Compliance and Enforcement - Bankr. Unit 50 Barrack Street, 9th Fl. PO Box 245 Trenton, NJ 08695-0267

NJ Dept. of Labor Division of Employer Accounts 1 John Fitch Plaza PO Box 389 Trenton, NJ 08611-0389

NJ Dept. of Labor & Workforce Dev. Div. of Unemployment & Disability Ins. Bankruptcy Unit One John Fitch Plaza, PO Box 951 Trenton, NJ 08611-0951

NJ Dept. of Labor - Div. Employer Accts. 1 John Fitch Plaza PO Box 379 Trenton, NJ 08611-0379

Regent Medical Properties, LLC 85 Harrison Road Glen Rock, NJ 07452 Shipman & Goodwin LLP Attn: Kathleen M. Mylod, Esq. One Constitution Plaza Hartford, CT 06103

United States Attorrey Peter Rodino Federal Building 970 Broad Street Suite 700 Newark, NJ 07102

United States Attorney General United States Department of Justice Ben Franklin Station PO Box 683 Washington, DC 20044

Wilmington Trust, National Assocation c/o David R. Augustin Esq., Duane Morris One Riverfront Plaza 1037 Raymond Blvd., Ste. 1800 Newark, NJ 07102-5429 Case 20-12465-JKS Doc 1 Filed 02/13/20 Entered 02/13/20 19:47:38 Desc Main Document Page 15 of 15

United States Bankruptcy CourtDistrict of New Jersey

In re	Hajjar Business Holdings, LLC		Case No.	
		Debtor(s)	Chapter	11
	CORPOR	ATE OWNERSHIP STATEMENT (I	RULE 7007.1)	
recusa follow	al, the undersigned counsel for <u>H</u> ying is a (are) corporation(s), other	Procedure 7007.1 and to enable the Judajjar Business Holdings, LLC in the abort than the debtor or a governmental unit ') equity interests, or states that there are	ove captioned a , that directly o	action, certifies that the r indirectly own(s) 10% or
■ Nor	ne [Check if applicable]			
Febru	ıary 13, 2020	/s/ Anthony Sodono, III		
Date		Anthony Sodono, III		
		Signature of Attorney or Litigar Counsel for Hajjar Business H		
		McManimon, Scotland & Bauman		
		75 Livingston Avenue	,	
		Second Floor		
		Roseland, NJ 07068 973-622-1800 Fax:973-622-7333		
		asodono@msbnj.com		